

FOLKLANDS

LANSDOWNE ROAD, PURLEY
GUIDE PRICE £370,000



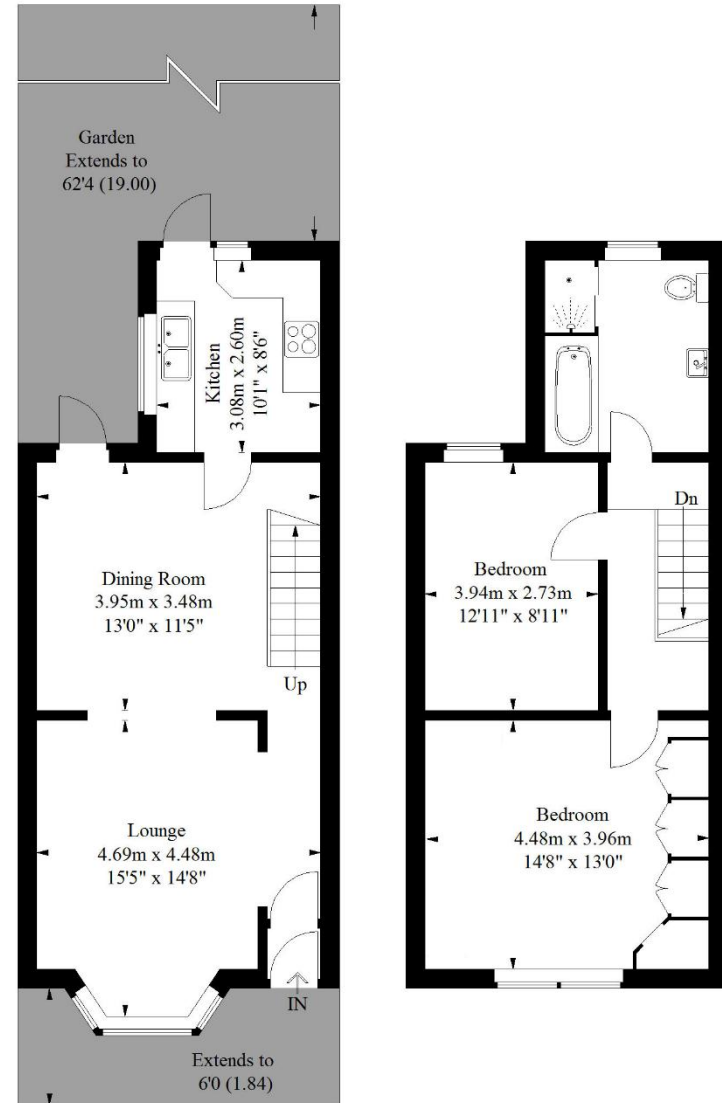






Lansdowne Road, Purley

Approximate Gross Internal Area
90.9 sq m / 978 sq ft



Ground Floor
46.4 sq m / 499 sq ft

First Floor
44.5 sq m / 479 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM HOUSE
- ❖ WELL PRESENTED
- ❖ LARGE PRIVATE REAR GARDEN
- ❖ QUIET RESIDENTIAL ROAD
- ❖ 0.3 MILES FROM PURLEY STATION
- ❖ MOMENTS FROM LOCAL AMENITIES
- ❖ 978 SQFT OF FLOOR SPACE
- ❖ IDEAL FIRST HOME
- ❖ FOUR PIECE BATHROOM SUITE

A well presented two double bedroom terraced house situated within this quiet residential road, moments from Purley town centre and only 0.3 miles from Purley train station which offers direct services to both London Bridge and Victoria with journey times of less than 30 minutes.

This bright & airy home boasts a large private rear garden, 978 sqft of floor space, ample living space, is fully double glazed and boasts potential to loft extend. In our opinion, this property would make a wonderful first home.

The accommodation comprises two double bedrooms, a large four piece bathroom suite with separate shower cubicle, a bay fronted living room, a separate dining room with patio doors leading onto the 62' private rear garden, and a modern fitted kitchen.

Furthermore, this property enjoys easy access to the local Tesco superstore, and a wide range of shops, cafes and restaurants in Purley town centre. For those looking to travel home later in the evening Purley train station benefits from an hourly service from Victoria throughout the night.

